GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Social Welfare Department – Andhra Pradesh Scheduled Caste Cooperative Finance Corporation Limited, Hyderabad – Implementation of Land Purchase Scheme with the Convergence of APSCCFCL and SERP under Scheduled Caste Sub-Plan (SCSP) 2015-16 – Orders – Issued.

Social Welfare (SCP) DEPARTMENT

G.O.MS.No. 65 Dated.22.09.2015

Read the following:-

1. G.O. Ms. No.59, Social Welfare (SCP II.2) Department, dt.02.07.2013
2. Rc.No.134/SCST/Land Purchase/SERP/14, dt.18.12.2014 from CEO, SERP.
3. Approval of the State Council dated 27-12-2014 for Scheduled Castes & Scheduled Tribes Development.
4. From the VC & MD, APSCCFC Limited, Hyderabad, Lr.No.NSF-1/ 2689/APSC/2011, dt:04.04.2015 and 21.08.2015.

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O R D E R:

During the Scheduled Castes Sub Plan (SCSP) Nodal Agency meeting chaired by the Hon'ble Minister for Social Welfare Empowerment & Tribal Welfare Empowerment, a conscious decision was taken to implement the Land Purchase Scheme in convergence with SERP (Society For Elimination Of Rural Poverty) with a systematic approach to reduce the incidence of poverty among poor persons below the poverty line from among the Scheduled Caste persons in the State. Vide reference 3rd read above the proposal as submitted was examined thoroughly and approved by the State Council in its meeting held on 27-12-2014. Accordingly, Government have decided to implement the scheme of Land Purchase for the benefit of poor among the Scheduled Caste population in the State. The Main objective of this Scheme is to Empower the poor Agricultural Scheduled Caste Women in the society by providing means of livelihood as well as economic security. It is observed that in the past, the land purchase scheme has not been successful, mainly due to the low Unit cost of the land and not in tune with market conditions. As a result, the ultimate objective of Land Purchase Scheme over a period of time was not realized or fulfilled. The coverage of the beneficiaries under the Land Purchase Scheme had also touched the bottom line. Hence, the intervention of SERP is needed, which holds the entire survey data of the SC Families in the State, for implementation of the Land Purchase Scheme.

2. Vide reference 1st read above, the Government have already decided to enhance the existing unit cost of Rs. 1.00 lakh to Rs. 5.00 lakhs to provide land to landless woman to an extent of upto 1.00 acre wet or 2.00 acres dry subject to detailed implementation guidelines for the land purchase scheme appended to the G.O.

3. Vide reference 2nd read above, the SERP has prepared guidelines for implementation of Land Purchase Scheme for landless poor SC Women agriculture labour.

[P.T.O.]

4. Taking the above into consideration, it is decided to issue operational guidelines for implementation of Land Purchase Scheme and same are annexed to this order.

5. The Government hereby approve to ground the Scheme through the Network of Zilla Samakyas / Mandal SamaKyas / Grama Samakyas on mutually agreeable terms and conditions. The SERP will release loan portion through Sthreenidhi Credit Cooperative Federation Limited and implement the Land Purchase Scheme.

6. Accordingly, the Andhra Pradesh Scheduled Castes Co-operative Finance Corporation Limited, Hyderabad will be the implementing agency of the Land Purchase Scheme under SCSP. Identification of the eligible beneficiaries and grounding of the Scheme will be done by SERP by mobilizing and channelizing the loan portion of the Scheme through Streenidhi Credit Cooperative Federation Limited. The Andhra Pradesh Scheduled Castes Co-operative Finance Corporation Limited will be the Nodal Agency for Co-ordinating and Monitoring the entire Land Purchase Scheme in collaboration with the SERP.

7. The Andhra Pradesh Scheduled Castes Co-operative Finance Corporation Limited and SERP are authorised to implement the Scheme as per the following Norms.

I. Both Andhra Pradesh Scheduled Castes Co-operative Finance Corporation Limited and SERP together shoulder the responsibility for identification of beneficiaries and for implementation of the scheme at ground level.

II. The loan portion will be channelized from Streenidhi Credit Cooperative Federation Limited.

III. Exemption of Registration Fee: The orders issued in GO Ms. No 1389 Dt: 21-09-1993, Revenue (Registration- II) Department shall be made applicable.

IV. To allow 0.25% as facilitation cost to SERP and 0.25% to VOs and Streenidhi.

V. Beneficiary contribution shall be @1%.

VI. Capacity Building activities will be done by SERP to Village Organisation and Velugu staff and by SC Corporation to other line departments.

VII. Recovery of the loan will be through SERP, through the network of Zilla, Mandal & Gram Samakhya.

8. Any further modifications for implementation of the scheme and not covered in these orders shall be proposed by the VC & MD, APSCCFC Limited, Hyderabad to Government in Social Welfare Department.

[P.T.O.]

9. These orders are also available in AP Government website "www.aponline.gov.in".

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. VIJAY KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The VC &MD, APSCCFC Ltd, Hyderabad.
The Commissioner of Social Welfare, AP, Hyderabad.
The CEO, SERP, AP, Hyderabad
All the District Collectors & Chairmen, DSCSCS Ltd., in the State.
All the Joint Collectors & Chairmen, DSCSCS Ltd., in the State.
All the Executive Directors, DSCSCS Ltd, in the State.
The Commissioner, PR&RD, AP, Hyderabad.
All the PD, DRDAs in the State.
The Secretary to Government, Revenue Department.
The Managing Director, Sthreenidhi Credit Cooperative Federation Limited, Hyderabad.
Copy to:
The Chief Commissioner of Land Administration for favour of information.
The PS to M(SWE & TWE),
The PS to Principal Secretary (MA & UD) Dept.,
The PS to Principal Secretary (PR&RD) Dept.,
Sc/Sf.

// FORWARDED :: BY ORDER //

SECTION OFFICER

LAND PURCHASE SCHEME - IMPLEMENTATION

GUIDELINES

CHAPTER – I

I. OBJECTIVE

The land purchase scheme is intended to provide agricultural land to the landless Women Agricultural Labourers from rural areas with the objective of providing sustainable income besides empowering them enhance their Social Status.

II. ELIGIBILITY:

(1) Only landless agricultural women labourers of SC households who do not own or possess any land are eligible.

(2) In order to select the landless beneficiaries, detailed verification must be done for all applicants in order to verify if any lands are assigned / allotted under the land ceiling act, Tenancy act, Inam abolition act or through the Land Purchase Scheme earlier where land was purchased by them but not yet registered.

(3) Only those families whose annual income is less than Rs.81,000/- shall be eligible. Women beneficiaries amongst the BPL, households belonging to poorest of poor (POP) category shall be given priority. While preparing priority list of eligible BPL HHS, LEC holders and lease holders are also to be taken into consideration.

(4) The beneficiary shall not be below 18 years and above 60 years of age.

(5) Only married women shall be identified as beneficiaries and land purchased in their names and registered.

(6) Each identified beneficiary shall be eligible for up to 2.00 acres dry (or)up to 1.00 acre of wet land under this scheme.

(7) The maximum permissible unit cost for each identified beneficiary is Rs.5,00,000/-.

CHAPTER – II

III Identification of Land and Beneficiaries

1. Identification of eligible beneficiaries for Land Purchase Scheme shall be done by the village organisations. Tracking of beneficiaries with regard to pre and post funding and /Monitoring &Evaluation shall be done under functional convergence with SERP & other Line Departments.

[P.T.O.]

2. Mandal level committee will scrutinize the proposals and documents furnished by the Village Organizations and later be forwarded to the District Level Committee for selection and approval of all eligible beneficiaries.

3. Mandal Level Committee: The Mandal level Committee shall be constituted as follows

i.	MRO / Tahsildar	-	Chairman
ii.	Executive Officer District SC Societies Ltd.,	-	Member – Convenor
iii.	President of Mandal Samakhyas (Under SERP)	-	Member
iv.	APM – Mandal Samakhya Coordinator	-	Member
v.	Cluster Coordinator	-	Member
vi.	Mandal Level Surveryor / (Para legal worker)	-	Member

4. District Level Committee: The composition of the District Level Committee shall be as follows:

i.	Joint Collector	-	Chairman
ii.	ED SC Corporation	-	Member – Convenor
iii.	PD, DRDA	-	Member
iv.	PD, DWAMA	-	Member
v.	Joint Director, Agriculture	-	Member
vi.	DD (Ground Water)	-	Member
vii.	RDO (concerned area Division)	-	Member
viii.	Zilla Mahila Samakhya-Velugu	-	(2) Members
ix.	Representation of Sthreenidhi Credit Cooperative Federation Limited	-	Member

This committee will ensure that all necessary certificates are obtained from the line departments

5) **Joint Inspection of Lands:** The Mandal Level Committee and the identified beneficiaries should jointly inspect the land proposed to be purchased under the scheme. Unless the beneficiary is convinced about the land, such proposal shall not be pursued further.

[P.T.O.]

6) Factors to be taken into Consideration while purchasing the land.

   a) Approach & access to the land

   b) Distance to the land from the residence of the beneficiary.

   c) Inunandability of the land

   d) Irrigation potential in case of dry land

   e) Land should be already developed and in cultivation for atleast five seasons.

   f) Lands covered under A.P. Tenancy, A.P Land Ceiling Act, Inams Abolition Act, Assigned Government land shall not be selected.

   g) Lands should be free from litigation.

   h) Lands under Auction by courts should not to be purchased.

   i) Land belonging to the Scheduled Castes and Scheduled Tribes, Small and Marginal Farmers shall not be purchased or proposed under the scheme.

   j) In case of dry land, there should be enough irrigation potential to cover the entire block of 6.00 to 8.00 acres for raising crops. Lands without irrigation potential (lack of ground water) shall not be proposed for purchase under the Scheme.

7) **Beneficiary fully satisfied with the land:** Action should be taken only if the identified beneficiaries are satisfied about the suitability and fertility of land for agriculture purpose. All further action should be dropped if the beneficiaries are not satisfied about the suitability of the land for agriculture. An affidavit of consent should be obtained from each beneficiary by the Executive Director, District SC Society Ltd., before proceeding further.

8) A Certificate from the Mandal Revenue Officer should be obtained certifying :

   a) Confirmation of the ownership, possession and enjoyment and the subsisting right of the pattadar over the proposed land for purchase along with the certificate of mutation wherever necessary.

[P.T.O.]

b) The tharam / bagana of the land in the prescribed format should be obtained from the Tahsildar/ MRO of the concerned. This certificate should be obtained from the Tahsildar of Mandal accordingly.

9) **Selection of land should be in compact blocks of not less than 6.00 to 8.00 acres in case of dry lands and not in the case of wet lands and also irrigatable dry lands where the lands are having water facility by borewells.**

a. Village Organisation of Velugu will identify eligible beneficiaries and submit the proposal to the Mandal Level Committee.

b. Mandal Level Committee will complete scrutiny and send the proposal to Project Director, DRDA who inturn will segregate the proposals Revenue Division wise and submit the same to Joint Collector, through Executive Director, District SC Society Ltd.

c. Executive Director, District SC Society Ltd., will convene the District Level Committee Meeting for fixing rates and see that the proposals are verified and resubmitted to the committee by the line departments (RDO, Agriculture and Ground Water)

d. The final list of selected beneficiaries and suitable lands will be submitted to the District Collector by the DLC for administrative sanction

e. The sanctioned proposals will be sent to PD, DRDA for onward transmission to Village Organisation and SERP for tagging.

f. After tagging, the beneficiaries will send the requests for loan through VO for processing.

g. VO shall arrange the beneficiaries identified to register on OBMMS for release of subsidy.

10) Loan Process:-

The Managing Director, APSCCFC Ltd., will released the subsidy to the Sthreenidhi Credit Cooperative Federation Limited for release of loan amount + Subsidy.

a. Village Organisation will send the loan request through IVRS/Web, basing on the proceedings of District Collector

[P.T.O.]

b. After approval of Mandal APM, Velugu and PD, DRDA the loan request will send to ED SC Corporation Login for approval.

c. After approval of ED, SC Corporation, loan requests will be sent to Sthreenidhi Credit Cooperative Federation Limited for releases.

d. After approval of ED, SC Corporation subsidy request will be sent to MD, APSCCFC Ltd., Hyderabad through OBMMS.

e. After approval of AGM.DGM, MD of Sthreenidhi Credit Cooperative Federation Limited, amount will be released to VO (subsidy + loan amount).

f. Village Organiser (VO) will pay the amount to the seller of the land through cheque at the time of registration.

g. Registration will be done in the name of SHG member and a copy of registered deed will be kept in the VO and with the Executive Directors, DSCSC Society.

h. VO will ensure all the documentation at VO level and SHG level

11) Ground Water Department to certify the ground water potential of dry lands:

a. All dry lands proposed for land purchase shall be explored for the ground water potential by the Ground Water Department.

b. The lands falling in the areas categorized as I & II as per the classification of Ground Water Department (over-exploited areas) shall be totally prohibited from purchase. Agriculture lands falling in category III shall be considered for purchase cautiously, only after detailed investigations and consent by Ground Water Department.

c. The Ground Water Department shall conduct thorough ground water survey and identify specific points of ground water availability. Ground Water Department should also determine the extent to which it can be irrigated under each identified point.

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CHAPTER – III

Determining the price of the land

1) Negotiations with the pattadar, about the price of the land shall be held only in the presence of the identified group of beneficiaries in a transparent manner after duly notifying the time date and place of negotiation to the pattadar and the beneficiaries together.

2) The price shall be fixed by the District Level Committee headed by Joint Collector of the District.

3) The District Level Committee shall follow the said guidelines in arriving at the cost of land under this scheme:

   a) The Committee shall inspect the lands together with the identified beneficiaries and the pattadar. It shall ascertain the veracity of the surveyor's report, Assistant Project Officer's (Agriculture) report and the ground water survey report. The Committee shall invariably perambulate the entire extent of the proposed land for this purpose.

   b) The Committee shall also ascertain, verify and satisfy itself about the ownership right and subsisting title of the pattadar over the land.

   c) Basic value of the lands proposed for purchase shall be ascertained with the Sub-Registrar's Officers.

   d) The Committee should also verify the price of similar lands in the village as per registered sales statistics of transaction that took place during the preceding three years from the date of verification.

   e) In case, there are no registered sales in the village, the Committee shall verify the registered sales in the adjoining village. It shall also, if necessary, enquire into the price agreed upon in any unregistered sale of land in the village.

   f) After arriving at a tentative price of the land after verification of all available information, the Committee shall again negotiate with the

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pattadar along with the group of identified beneficiaries. Wherever possible it shall be the endeavour of the Committee to reduce the price further and secure the best price for the land. (The price should be lowest in any circumstances).

4) All further action should be dropped, if the identified beneficiaries are not satisfied with the price. Complete satisfaction of the beneficiaries, and their consent to the price of the proposed land is vital to the scheme. The Committee should ensure that satisfaction is not forced upon but is genuine and voluntary.

5) If all cases where the beneficiaries express their consent and are agreeable to the price, the Executive Director should obtain an affidavit of satisfaction about the price to be signed by each individual beneficiary. It should also indicate their readiness to repay the Bank loan component of the unit cost as per the prescribed repayment schedule by the Sthreenidhi Credit Cooperative Federation Limited.

6) A verification report covering all the above aspects should be submitted by the District Level Committee to the District Collector along with its recommendations.

7) No separate price shall be fixed for existing structures or trees on the proposed land.

8) Finally, the District Collector / Chairman of District SC Society shall accord the administrative sanction / approve the identified beneficiaries and the cost of land in the funding pattern given below.

Funding Pattern:

Unit Cost	Rs.5,00,000/- or actual cost (whichever is less)
Subsidy	75% of the unit cost or Rs.2.00 lakhs (whichever is less)
Loan	Sthreenidhi Credit Cooperative Federation Limited

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CHAPTER– IV

Sub-Division and Registration

1) After receiving the consent from the beneficiaries and landowners, the land shall be sub-divided by the Mandal Surveyor and land shall be registered.

2) Plots allotment shall be done by Tahsildar with the support of Surveyor by way of draw when the number of beneficiaries are large and the land purchased in bulk needs to be subdivided in to plots

3) The land owners shall produce the following documents to the Executive Director before registration.

   a. Non-encumbrance certificate issued by the Sub-Registrar for preceding 13 years over the land under consideration for purchase.

   b. No dues certificate

   c. Pahani / Adangal copy extract for preceding (13) years indicating possession and ownership of land.

   d. Certificate from the Tahsildar of Mandal declaring that the land is free of all encumbrances, arrears of land revenue and other taxes due to the Government.

   e. Another certificate from the Tahsildar of Mandal declaring that the pattadar does not belong to SC and ST and is not a small or marginal farmer.

   f. Wherever necessary the Executive Director shall also obtain the legal opinion of the Government Pleader.

4) The Executive Director shall obtain a certificate from the Tahsildar of Mandal confirming that the beneficiaries are landless labour. This certificate shall enable the beneficiaries to be exempted from payment of registration fee for mortgage deeds as per the existing Government orders.

5) Registration shall be done in favour of the individual beneficiaries. And Mortgage of land process shall be taken up simultaneously.

[P.T.O.]

6) The mortgage shall be done in favour of Sthreenidhi Credit Cooperative Federation Limited. On repayment and after release of sale deeds from the mortgage, 10 years lock-in period is proposed for keeping the documents (Sale deeds) with the District SC Society.

7) On repayment and after release of Sale Deeds from the Mortgage 10 years lock in period proposed for keeping documents (Sale deeds with SC Society).

8) The lands provided under Land Purchase Scheme are prohibited from transfer / sale on par with the terms and conditions of A.P., Assigned Lands / (Prohibition of Transfer) Act, 1977.

9) Lands shall be handed over to the beneficiaries immediately after registration. A statement shall be obtained from the beneficiaries regarding handing over of the physical possession of the land.

10) It shall be ensured that demarcated plot shall be planted with stones marked / erected at the corner of each plot.

11) Issue of Pattadar Pass Books and Title Deeds to the beneficiaries shall be ensured to facilitate the beneficiaries for obtaining the crop loans and agriculture input subsidies.

12) All the registered documents should be obtained from the Registrar's office within 15 days of registration.

CHAPTER – V

Post Registration Action

1) After registration, the mutation shall be carried out in the concerned Revenue Records reflecting the change of ownership and enjoyment.

2) Changes shall be carried out in the field measurement book and incorporate sub-divided plots allotted to the beneficiaries and a copy of the same to be handed over to the beneficiaries.

3) A copy of Pahani / Adangal shall be given to the beneficiaries after carrying out mutations.

[P.T.O.]

Land Development and Use

The ultimate objective of the land purchase scheme is to enable the Scheduled Caste beneficiaries to realize optimal production from the lands purchased for their benefit. In order to ensure it, the following steps are to be taken in support of the beneficiaries for the use of purchased land involving all relevant Line departments under convergence. The APO (SERP) has to monitor the following.

1. Basing on the Ground Water Survey Report, the Irrigation facility shall be supplemented to get maximum productivity of lands allotted to the beneficiaries.
2. Energisation shall be carried out if required.
3. Land Development measures can be supplemented depending on the need and requirement under the assistance of Agriculture / Horticulture Departments under the Supervision of APO (DWMA).
4) The Cropping pattern shall be discussed with the beneficiaries and organize training programs for the farmers in consultation with the Line Departments.
5) Farmers Committees shall be constituted to look after the management of natural resources for getting high yields.

Repayment & Recovery

Recovery of loans will be done by Velugu Staff along with community based organisation of V.Os / MSS / ZSS

The repayment schedule shall be drawn for the loan amount for making repayment which will be fixed by Sthreenidhi Credit Cooperative Federation Limited with a moratorium period of 1 to 2 years.

Dr. VIJAY KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT